

**GOVERNMENT OF TELANGANA  
ABSTRACT**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT - HMDA -  
Deletion of Regulation 13 of Hyderabad Urban Development Authority  
Zoning Regulation 1981 - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.Ms.No.183**

**Dated: 07.12.2015.**

**Read the following:-**

1. A.P. Urban Areas (Development) Act, 1975 (A.P. Act.1/1975).
2. Hyderabad Urban Development Authority Zoning Regulation, 1981.
3. G.O.Ms.No.542, MA & UD Department, Dated:14.12.1995.
4. G.O.Ms.No.148, MA & UD (M) Department, Dated: 31.10.2015.
5. From learned Advocate General Lr.No.477 of 2015, Dated:03.11.2015.

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**ORDER:**

Andhra Pradesh Urban Areas (Development) Act, 1975 (Act No.1 of 1975) was enacted to deal with urban areas development in the then existing State of Andhra Pradesh. Section 59 of the said Act provides for making regulations consistent with the Act and Rules made thereunder to carry out the purposes of the Act. Subsequently, Regulation 13 was added by way of amendment to the Hyderabad Urban Development Authority Zoning Regulations vide G.O.Ms.No.542, dated 14.12.1995. The said regulation provides scheme of identification of conservation and heritage and historical buildings/precincts thereon. Subsequently in terms of said Regulation, the Government issued notification to the said effect by notifying certain buildings/precincts.

2. After formation of State of Telangana, the Government have considered the issue and felt that the Regulation 13 is inconsistent with the A.P. Act 1/1975, and decided to delete Regulation 13.

3. Accordingly, the matter was referred to the Learned Advocate General. The Learned Advocate General also expressed his opinion that there is no substantive provision dealing with the heritage or historical precincts and conservation thereof in the A.P. Act 1/1975. Accordingly, Regulation 13 is inconsistent with the Act and Rules made thereunder. Therefore, no purpose will be served to carry out the provisions of A.P. Act 1/1975. Further the effect of Regulation notifying the buildings will also affect the property rights of the owners and accordingly the Regulation 13 itself is ultra vires of Section 59 of Act 1/1975.

4. In view of the above circumstances, after careful consideration of the matter, the Government have taken a decision to delete the Regulation 13 since the date of its inception and accordingly hereby delete the Regulation 13 since the date of its inception.

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5. The Government also decided to take appropriate measures in respect of the subject matter after ascertaining the opinion of experts in the matter.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Commissioner,  
Greater Hyderabad Municipal Corporation, Hyderabad  
The Commissioner and Director of  
Municipal Administration, Hyderabad.  
The Director of Town & Country Planning, Hyderabad.  
SF/SC

**// FORWARDED : : BY ORDER //**

**SECTION OFFICER**